



42 Alma Road, Maesteg, CF34 9AN

£135,000

Nestled on the charming Alma Road in Maesteg, this delightful detached property, built in approximately 1900, offers a perfect blend of character and modern living. The inviting reception room has a multi fuel burner which provides a warm and welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. Situated in a desirable area, this home benefits from its proximity to local amenities, schools, and parks, making it an excellent choice for families or first time buyers. The surrounding area offers a sense of community, with easy access to transport links and only a 20 minute drive to J36 of the M4, ideal for commuting along the M4 corridor.

The accommodation briefly comprises a lounge, kitchen and bathroom to the ground floor. Landing and three bedrooms to the first floor. The property further benefits from uPVC double glazing, gas central heating via a combination boiler (approx 1 yr old), enclosed gardens and a detached garage.

The period features of this home add a unique charm, while the potential for personalisation offers an exciting opportunity for new owners to make it their own. **VIEWING HIGHLY RECOMMENDED.**

Tenure = Freehold (to be confirmed by a legal representative).

EPC Rating = E.

Council Tax Band = C.

Ground Floor

Lounge 14'5" x 11'9" (4.4 x 3.6)



Entry via a uPVC double glazed door. Skimmed and coved ceiling, skimmed walls, wood effect laminate flooring, carpeted stairs to first floor, multi fuel burner set on a slate hearth with rustic wooden mantle, radiator, uPVC double glazed window to front and door to:

Kitchen/Diner 11'9" x 11'5" (3.6 x 3.5)



Skimmed and coved ceiling, skimmed and tiled walls, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainage, integrated oven, hob and extractor, space for washing machine and fridge freezer, uPVC double glazed window and door to side and door to:

Bathroom 11'9" x 6'6" (3.6 x 2.0)



PVC panelled ceiling, skimmed and tiled walls, tiled floor, two uPVC double glazed windows with

obscured glass to rear, storage cupboard housing a gas combination boiler (approx 1 yr old), radiator and a four piece suite comprising a shower cubicle, panel bath, low level W.C and pedestal wash hand basin.

First Floor

Landing

Skimmed ceiling with loft access, skimmed walls, fitted carpet and three doors off.

Bedroom One 12'1" x 11'9" (3.7 x 3.6)



Skimmed ceiling and walls, wood effect laminate flooring, radiator and uPVC double glazed window to side.

Bedroom Two 11'9" x 6'10" (3.6 x 2.1)



Skimmed ceiling and walls, wood effect laminate flooring, radiator and uPVC double glazed window to front.

Bedroom Three 7'6" x 6'6" (2.3 x 2.0)



Skimmed ceiling and walls, wood effect laminate flooring, radiator and uPVC double glazed window to side.

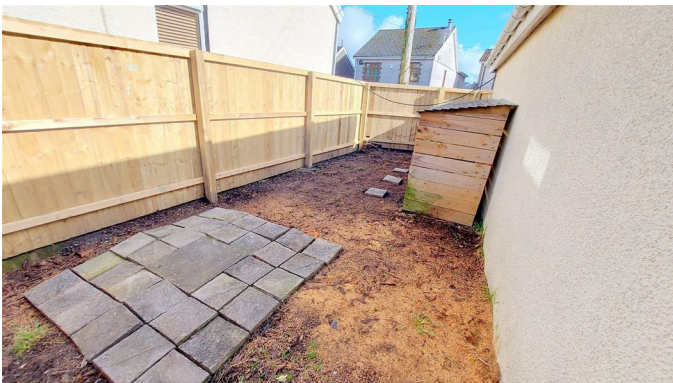
Outside

Side Garden



An enclosed courtyard with secure wooden pedestrian gate offering access to front and wrought iron gate offering access to side.

Rear Garden



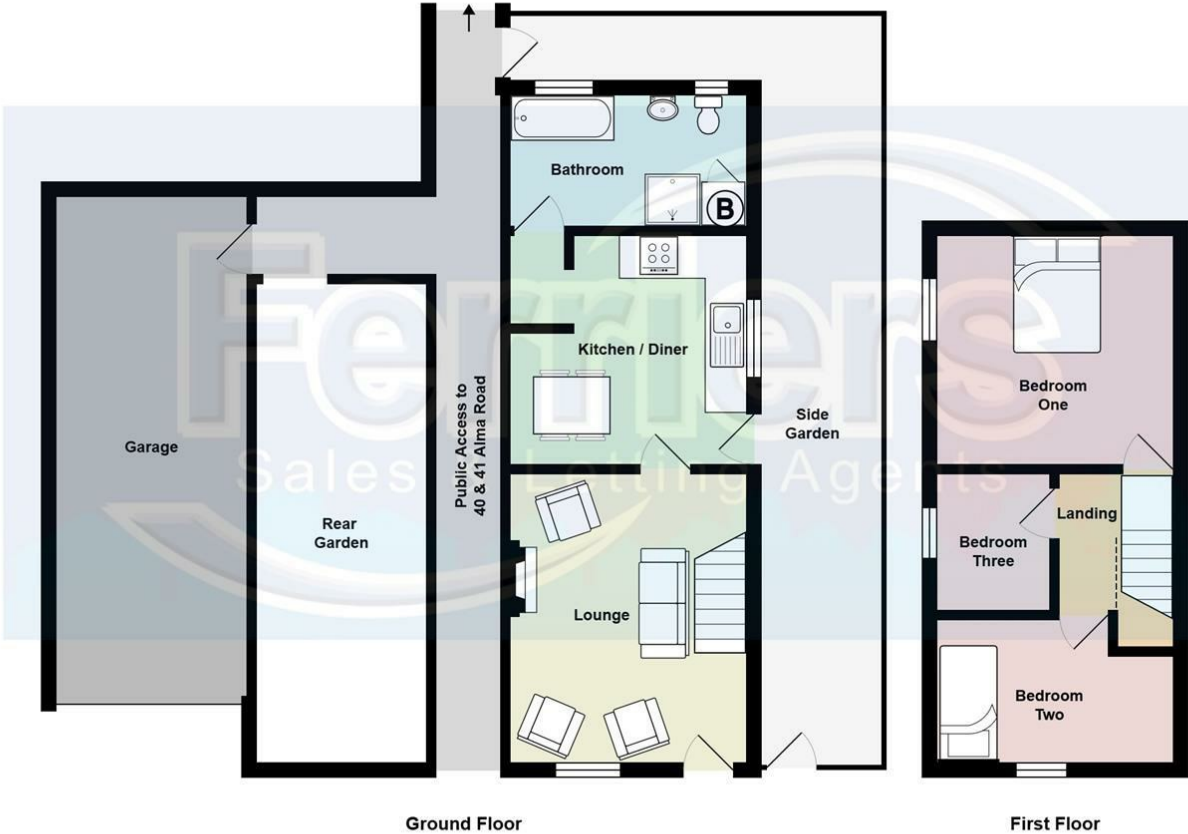
An enclosed garden which is a blank canvas in need of some TLC, bordered with wood panelled fencing.

Garage 24'11" x 9'6" (7.6 x 2.9)



A block built garage with power points and lighting, accessed via an up and over to front and pedestrian door to rear.

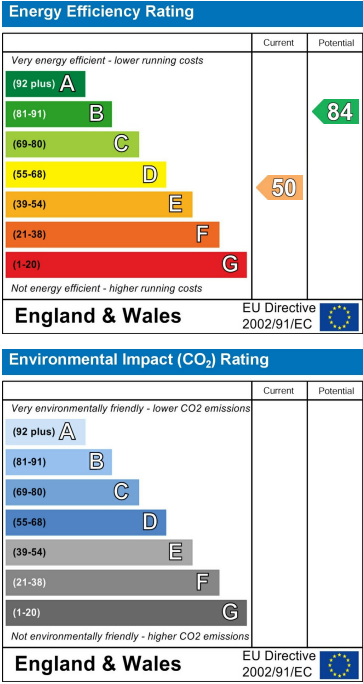
Floor Plan



Area Map



Energy Efficiency Graph



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